



62 The Causeway, Pagham

Guide Price £260,000

62 The Causeway

- Terraced House
- No Onward Chain
- Spacious Reception Room
- Three Bedrooms
- Rental Income of £1,450 pcm
- Rear Garden
- Garage
- Close to the Beach

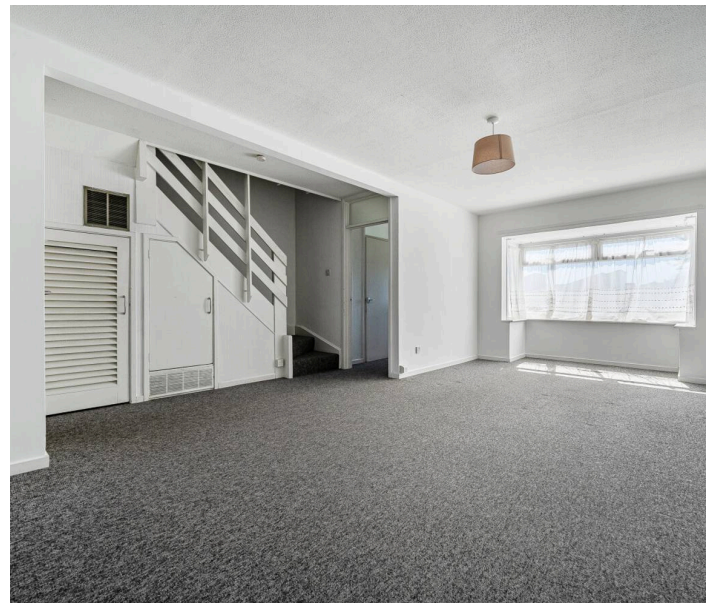
Presenting a charming 3-bedroom terraced house close to Pagham beach. The house has until now been tenanted, with a rental income of £1,450 pcm.

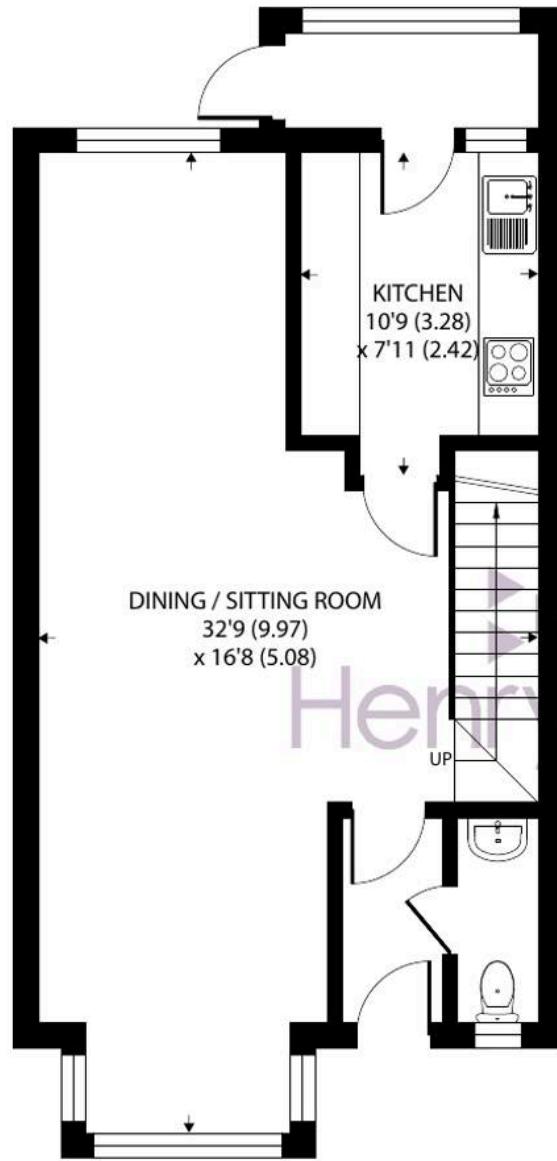
The front door opens to a small entrance hall with door to cloakroom and a door to the large reception room, a double aspect room with large windows to the front and rear. It has an open plan staircase with ample space for table and chairs and a hatch to the kitchen. The fitted kitchen has a range of wall and base units with door to a small conservatory room opening to the garden.

On the first floor are three bedrooms, two with double built-in wardrobes and a family bathroom.

The garden is mainly laid to lawn.

The house is available with no onward chain.





FIRST FLOOR

The Causeway, Bognor Regis

Approximate Area = 1029 sq ft / 95.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Henry Adams. REF: 1353810

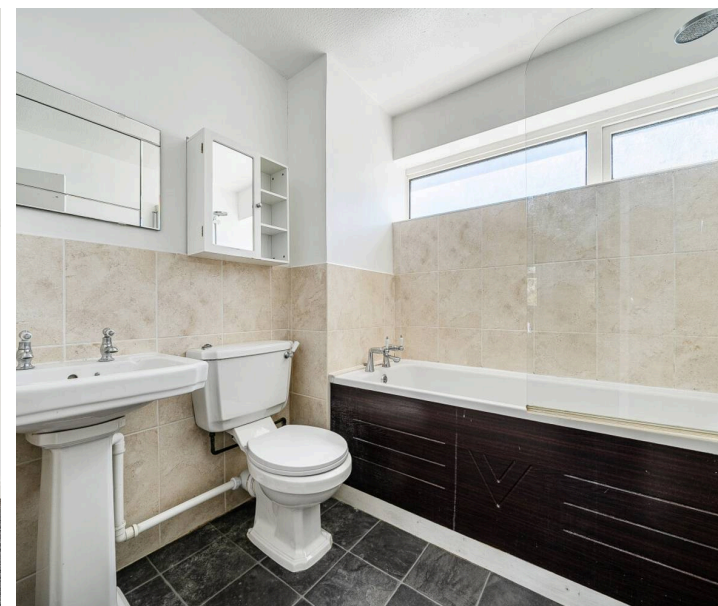
The coastal village of Pagham is located to the western side of Bognor Regis. It offers a number of local facilities including: dentists, opticians, convenience store and garage. A bus service passes along The Causeway and links Pagham to the nearby Bognor Regis town centre (about 4.5 miles), which offers a more comprehensive range of facilities including a rail link from Bognor Regis to London Victoria. The Cathedral city of Chichester can be found within 7.5 miles.

What3Words ///skips.marmalade.control

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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